034.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	827,600 / 827,600
					USE VALUE:	827,600 / 827,600
					ASSESSED:	827,600 / 827,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHADWICK RICHARD
Owner 2:	MARKEY CELIA
Owner 3:	
Street 1:	61 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,854 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1625 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4854.000	465,600		362,000	827,600
Total Card	0.111	465,600		362,000	827,600
Total Parcel	0.111	465,600		362,000	827,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.17 | /Parcel: 509.1

Legal Description

User Acct 23352

GIS Ref

GIS Ref

Insp Date 07/23/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	103,800	0	4,854.	362,000	465,800	465,800	Year End Roll	12/18/2019
2019	101	FV	83,700	0	4,854.	328,100	411,800	411,800	Year End Roll	1/3/2019
2018	101	FV	83,700	0	4,854.	311,100	394,800	394,800	Year End Roll	12/20/2017
2017	101	FV	83,700	0	4,854.	271,500	355,200	355,200	Year End Roll	1/3/2017
2016	101	FV	83,700	0	4,854.	231,900	315,600	315,600	Year End	1/4/2016
2015	101	FV	67,000	0	4,854.	214,900	281,900	281,900	Year End Roll	12/11/2014
2014	101	FV	67,000	0	4,854.	178,200	245,200	245,200	Year End Roll	12/16/2013
2013	101	FV	67,000	0	4,854.	169,700	236,700	236,700		12/13/2012

!2774!

PRINT

Date	Time
12/10/20	18:07:45

LAST REV

Date	Time
10/19/20	13:53:42
apro	
2774	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELCH EILEEN	27917-581		11/26/1997	Family	91,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	543	Heat App	2,200	C				
8/22/2019	1288	Porch	39,000	O				
11/26/2002	1006	Manual	2,000					NEW ENTRANCE WITH

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
12/7/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/17/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4854		Sq. Ft.	Site		0	64.	1.17	3									361,998						362,000	

Total AC/HA: 0.11143 | Total SF/SM: 4854 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,998 | Spl Credit | Total: 362,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1948	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	5.0	%
Override:			%
Total:		5.19	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	151071
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491056
Depreciation:	25486
Depreciated Total:	465570

COMMENTS

COMMON WALL; RECHK COND. 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

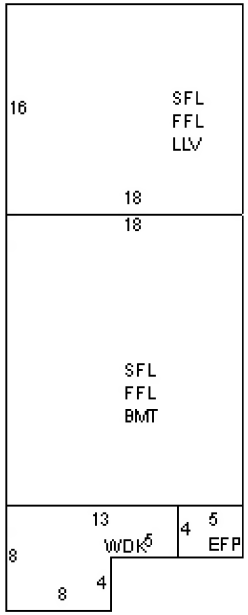
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.73
Special Features:	0	Val/Su Net:	215.96
Final Total:	465600	Val/Su SzAd	340.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	684	126.110	86,260
SFL	Second Floor	684	126.110	86,260
BMT	Basement	396	67.340	26,668
LLV	Lower Level	288	56.750	16,344
WDK	Deck	84	14.950	1,256
EFP	Enclos Porch	20	67.820	1,356

Net Sketched Area:	2,156			Total:	218,144
Size Ad	1368	Gross Are	2156	FinArea	1625

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 034.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X28	F	AV	1948	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	